

**TOWN OF ROCKY HILL
PLANNING & ZONING COMMISSION
AGENDA OF
SPECIAL MEETING OF WEDNESDAY, APRIL 18, 2007
Town Hall, Council Room, Second Floor, 761 Old Main St., Rocky Hill, CT 06067**

1. CALL TO ORDER AT 7:00 P.M.

2. PUBLIC

3. ADOPT THE AGENDA

4. CONSENT AGENDA

- A. Set a Public Hearing Date for Liquor Permit Application. **Fei Chen (Fuji Steak House)**, proposing a full restaurant liquor permit for the Fuji Steak House, Unit, 397 Cromwell Ave., Hillview Plaza, in a C-Commercial Zoning District;
- B. Approve Minutes and Working Notes from March 21, 2007;
- C. Approve Minutes and Working Notes from April 4, 2007;

5. AGENDA ITEMS

- A. Site Plan modification for **767 Plan Development LLC**, for site changes including, adjustments to curb line and access driveway to comply with maximum slope requirements, shifting of parking and removal of a large oak tree due to safety concerns, for property located at 767 Cromwell Ave. in a C-Commercial Zoning District;
- B. Bond Reduction request, **767 Plan Development, LLC**, for improvements associated with the restaurant construction for property located at 767 Cromwell Ave. in a C-Commercial Zoning District;
- C. Site Plan modifications, **Poughkeepsie Shopping Center, Inc, Ctre LLC c/o Sean McGann**, proposing a pedestrian bridge connecting 1086 Elm St. & 520 Cromwell Ave. and dumpster pads/dumpsters at 1086 Elm St. in a C-Commercial Zoning District;
- D. Bond reduction Request, **West Ridge Estates of Rocky Hill, LLC**, for improvements located in the West Ridge Estates Subdivision, Phases I and II off of New Britain Ave. in a R-40 Residential Zoning District;
- E. St. Acceptance, **West Ridge Estates of Rocky Hill, LLC**, for approximately 1250 lineal feet of roadway also known as West Ridge Drive located off the south side of New Britain Ave. in a R-40 Residential Zoning District;
- F. St. Acceptance, **Glastonbury Builders, LLC**, for approximately 850 lineal feet of roadway known as Rhodes Road, formerly a private roadway, located off the west side of Cromwell Ave. in a C- Commercial and R-20 Residential Zoning District;

6. ANY OTHER BUSINESS

- A. Bylaw Review

7. SUB-COMMITTEE REPORTS

- A. Regulation, Chair Tony DiLorenzo
- B. Signage, Chair Tony Colandrea - Draft Sign Regulation Table

8. COMMUNICATIONS

9. APPROVE BILLS

10. ADJOURN

Dated in Rocky Hill, CT this 12th day of April 2007

Rocky Hill Planning and Zoning Commission
Anthony DiLorenzo, Secretary